

S E V E N T Y F I V E C E N T S

PRACTICAL HOMES

S E V E N T H E D I T I O N

E. L. ZERBLE
BUILDING CONTRACTOR



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"Practical Homes"

SEVENTH EDITION

"Practical Homes" is published as an aid to the homebuilder to help them select a house best suited to their individual requirements.

The houses selected have been chosen for their attractive design, efficient plan and economy of construction.

The illustrations are photographic reproductions of houses already constructed and help give a vivid picture of the completed house.

PLAN SERVICE

"Practical Homes" Plan Service offers the homebuilder the assistance of experienced house designers.

A complete set of plans, consists of elevations, floor plan layouts, details specifications, lumber and millwork list.

The approximate cost of construction can be obtained by writing the publisher.

To many of the designs shown a porch or a garage can be added without the necessity of drawing special plans.

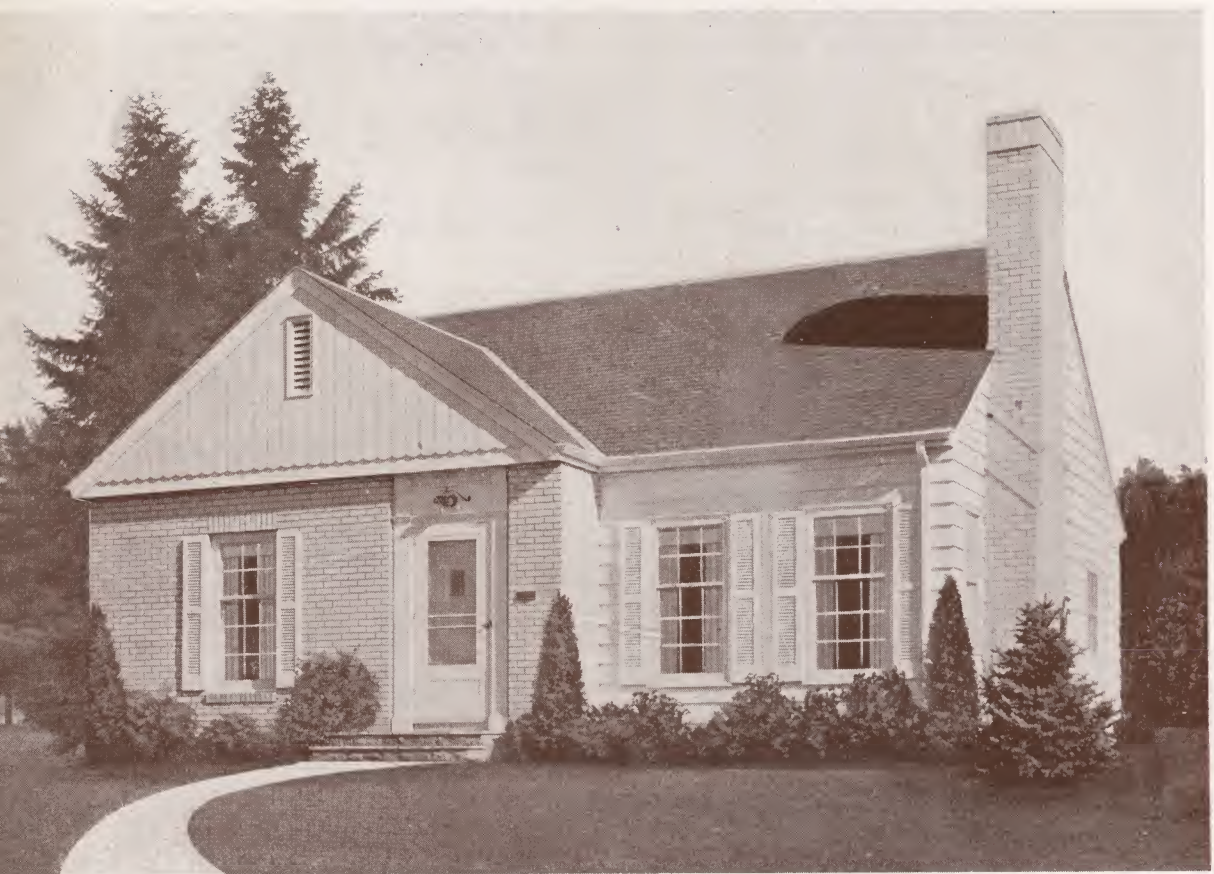
SPECIAL PLANS

Special plans can be furnished for any type of house desired. In cases of this kind a tentative sketch should accompany the inquiry, and the price will be quoted for drawing the complete plan.

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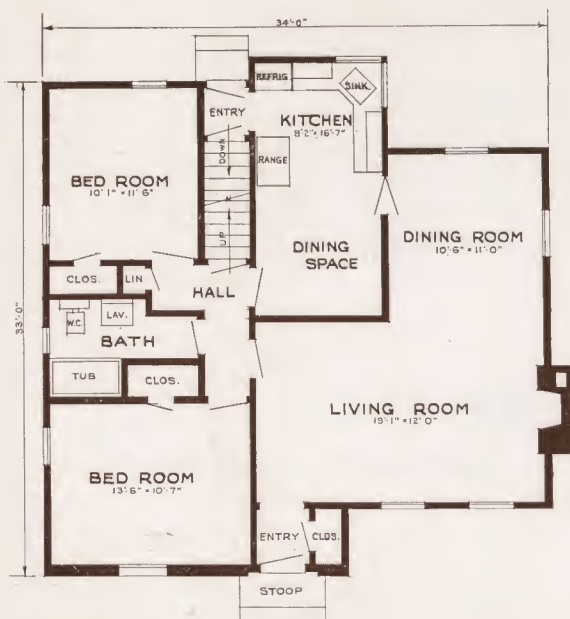
210 Globe Bldg.

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The Cortland

ALTHOUGH no garage is shown with this plan, it would be a simple matter to add one behind the dining room. Likewise, another bedroom could be added upstairs. A sizable kitchen and living room fireplace such as the Cortland boasts are items of prime importance in choosing a home of any description.



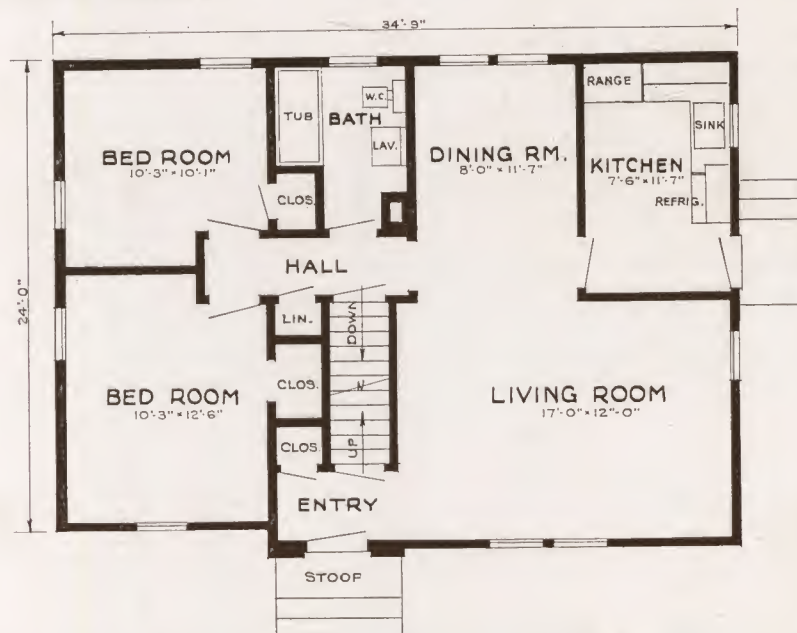
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The Bernadine

SPLENDID division of areas of activity here. Note the accessibility of bedrooms from back of house, a factor of importance when one member of the family wishes to retire without disturbing company another member may be entertaining. Basically substantial, this house can be enhanced with shutters or ornamental entrance.



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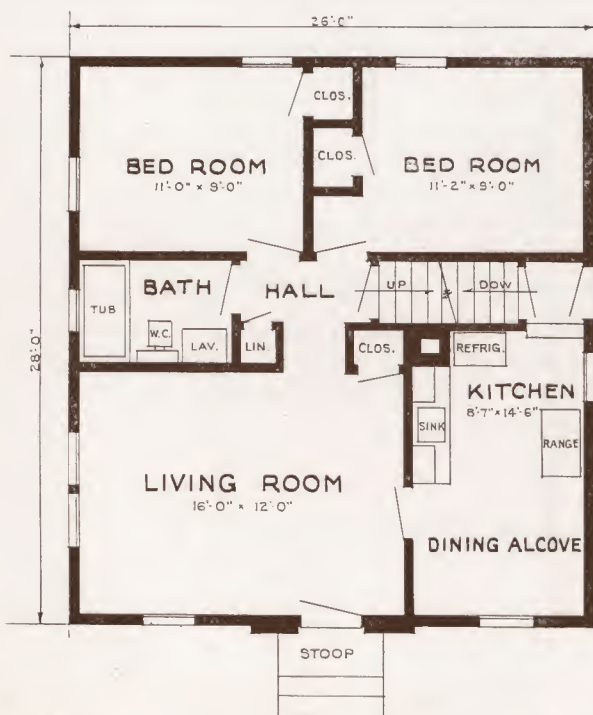
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The Alliston

CHEERFUL and comfortable, the Alliston has been especially planned to meet the needs of modest income home-owners. The kitchen is the kind of workshop every woman dreams of, with sunny dining alcove at one end and efficient back entry at the other and for deliveries and necessary errands. Windows and other details are well handled here.



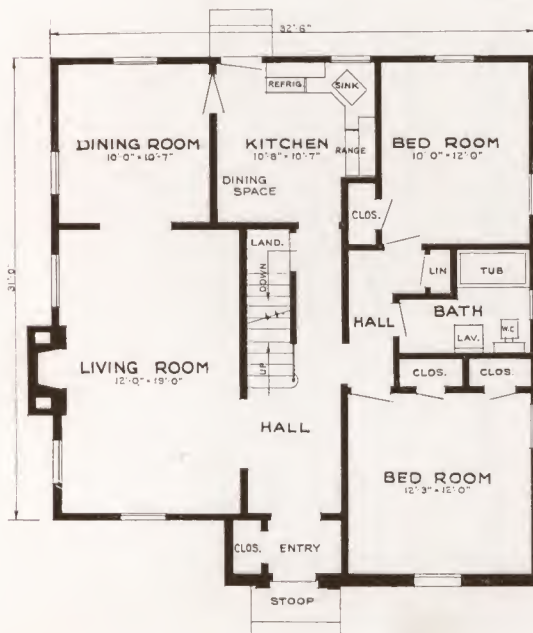
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The Winthrop

ONE of the most important considerations in this design is the hall running from the front to the back of the house. This eliminates unnecessary traffic through the living room. If desired, the dining room could be omitted and a luxury oversize living room constructed instead. The fireplace with flanking windows keynotes hospitality.



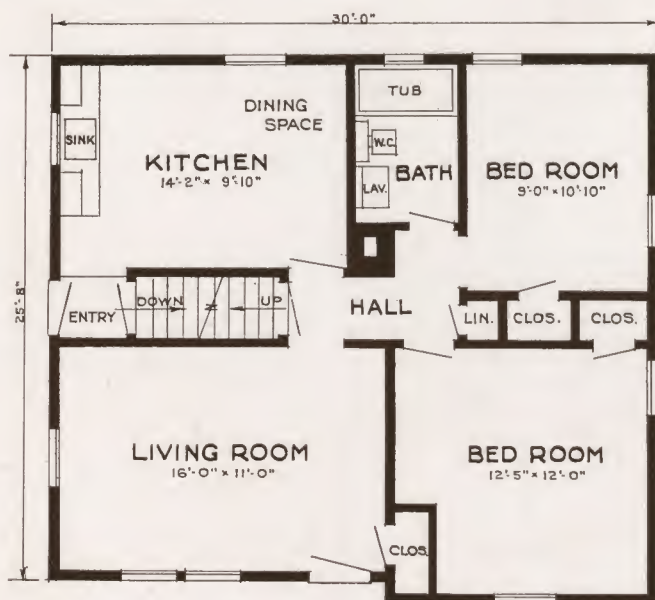
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The Hadley

LONG-LIFE ECONOMY is illustrated here. The cheerful dining space by the window in the kitchen more than compensates for a separate dining room. The well-handled bedrooms balance the other two rooms nicely. The whole effect is friendly and comfortable.



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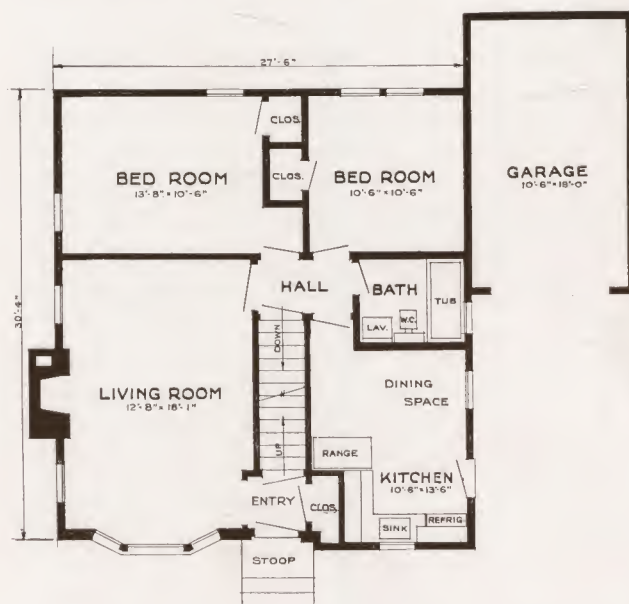
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The Parker

EXCEPTIONALLY livable plan, embodying features ordinarily found only in more pretentious designs, for example, front entry, front kitchen, fireplace, and garage. You could even have a sun deck over the garage if you like. A real gem of a house! A credit to any owner.



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The Argonne

THE ARGONNE'S roomy kitchen will be the delight of the mistress of the house. With its pleasant dining space, a dining room proper will never be missed. Good circulation is the natural outcome of having the basement steps open into the hall. Compactness and convenience are the watchwords here.



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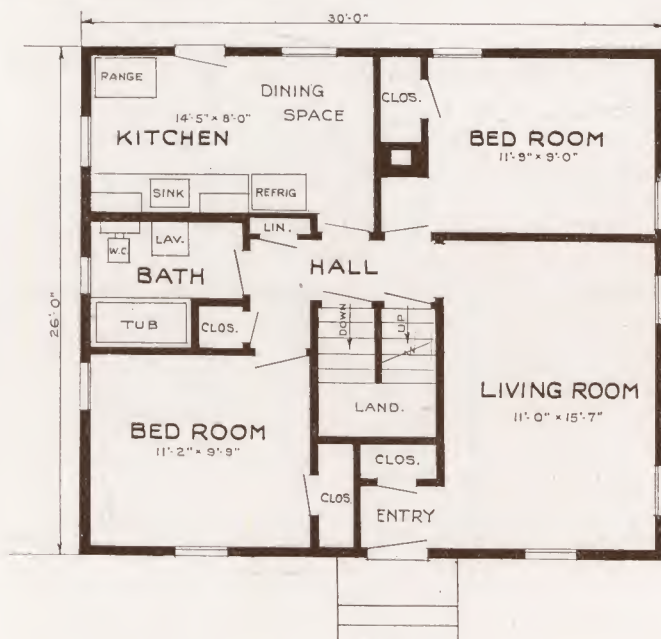
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The Sheldon

THE WELL-PLACED closets are an eye-catching feature of this house. The dining space lends itself to a counter treatment that would more than atone for the absence of a separate dining room. The front entry way adds a luxury touch to the appearance but not the cost.



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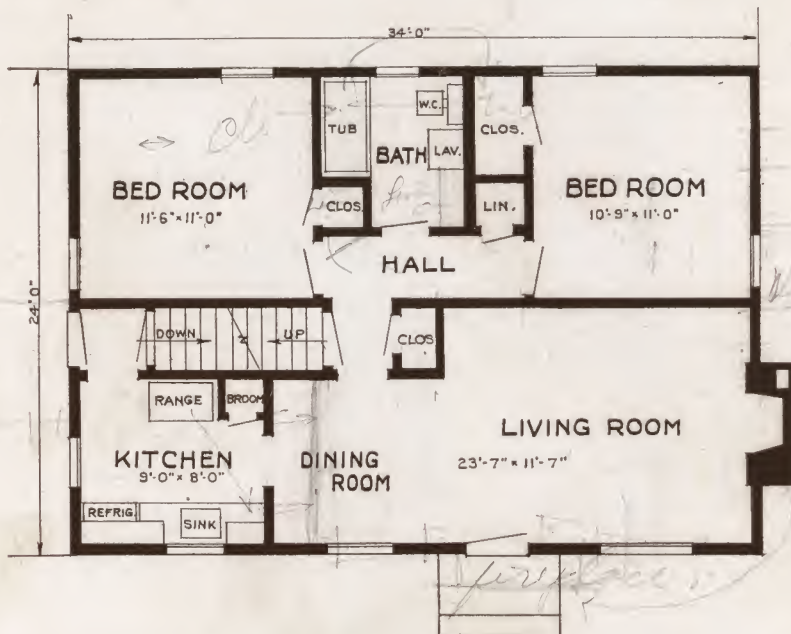
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The Wentworth

CHEERFUL front kitchen has special appeal to modern home-maker. Extra large living room with dramatic treatment of fireplace. Splendid division of areas of activity. A natural for the family who like something "different". A home to be proud of!



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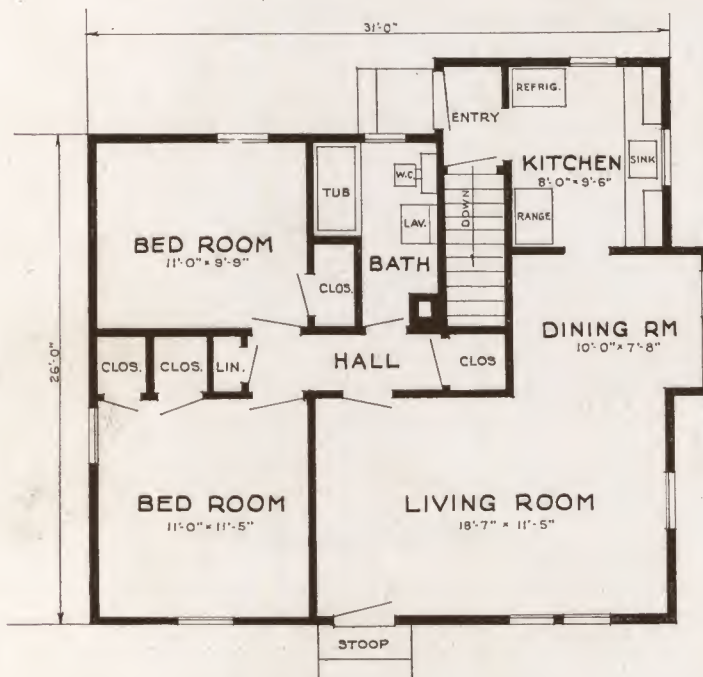
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The Lindley

GOOD CROSS-VENTILATION, attractive two-windowed dinette, and always appreciated back entry are details to note in this plan. Permits many personalized touches both inside and out, such as corner cubboards, shutters, and windowboxes. Choose the Lindley and you will have a well-built small home low in upkeep.



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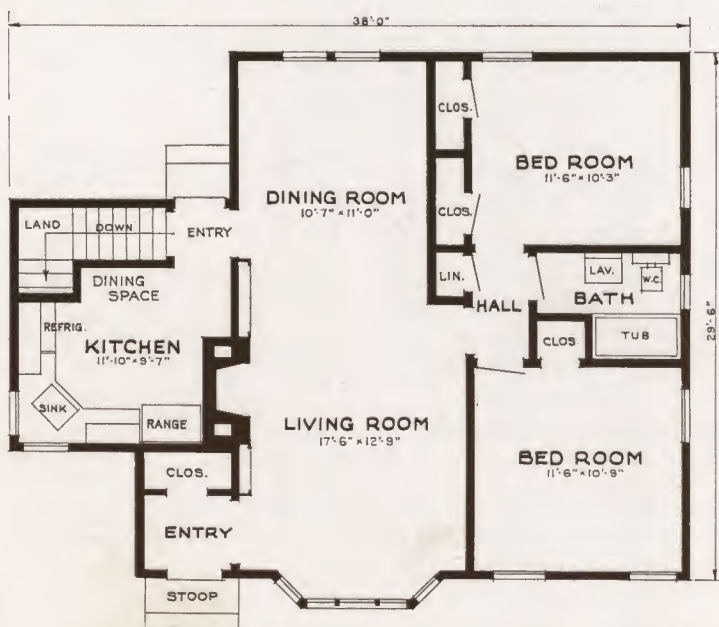
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The Rockwood

A REAL TIME and step-saving kitchen is one conspicuous advantage of the Rockwood. No waste space because of central stairway in this design. The bay window and fireplace recommend the living room to those whose home is their hobby. The exterior appearance of this house is unusually interesting.



Price of one complete set of Plans, Specifications, Lumber and Millwork, List.....\$22.50

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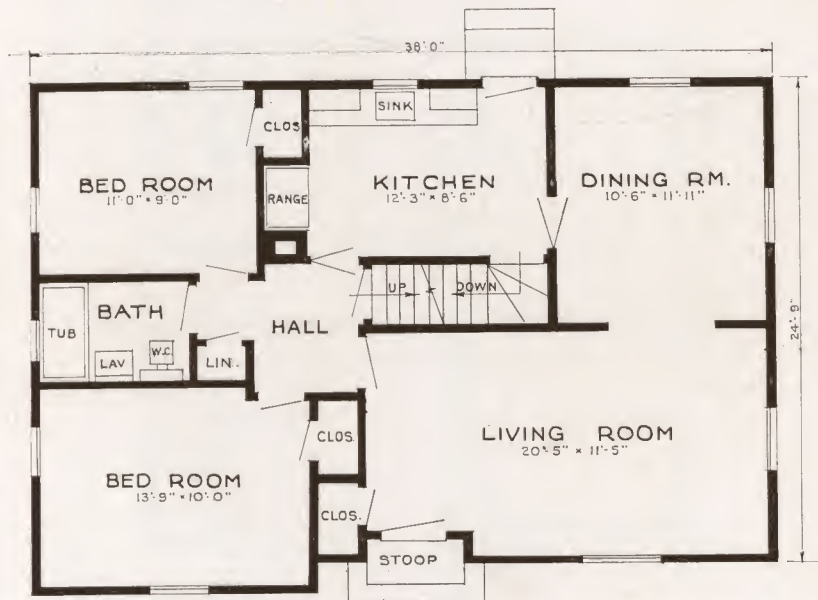
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The Calvin

HANDY ACCESS to bathroom from kitchen as well as bedrooms commends this design to step-conscious home-buyers. The central location of stairway to second floor and basement will also appeal to efficiency-lovers. Front stoop permits a variety of interesting treatments.



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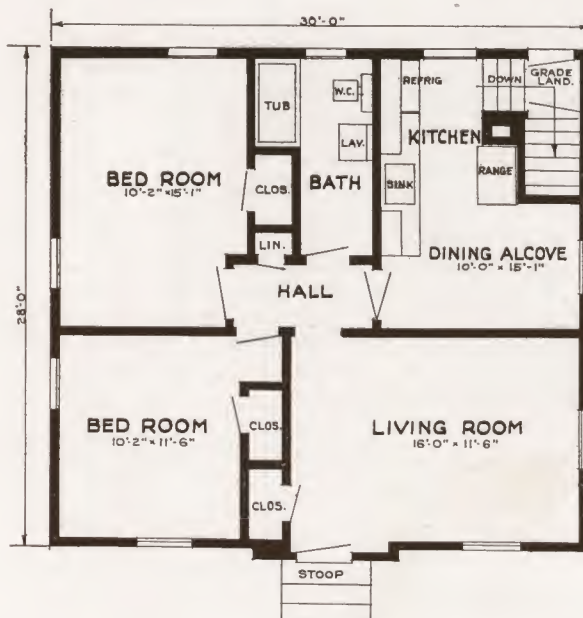
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The Langford

GENEROUS LIVING ROOM noteworthy in this plan. Complete separation from dining space and kitchen activities conducive to uninterrupted enjoyment of leisure hours. The dining alcove will be a bright spot in this modern home, in reality, a second living room.



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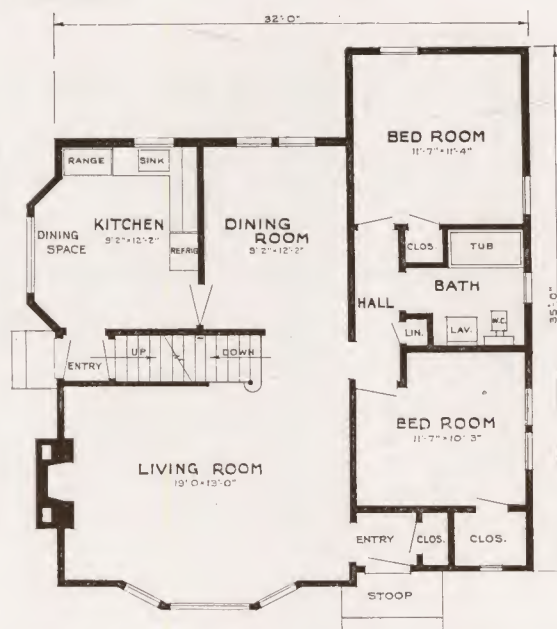
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The Andora

AN EXCEEDINGLY livable home, inviting both inside and out. The living room with its three-unit bay window and fireplace is inducement enough to choose this plan. Add a landscape window with dining space in the kitchen plus a regular dining room and a two-bedroom, hall, and bath unit, and the Andora becomes irresistible!



Price of one complete set of Plans, Specifications, Lumber and Millwork, List.....\$20.00

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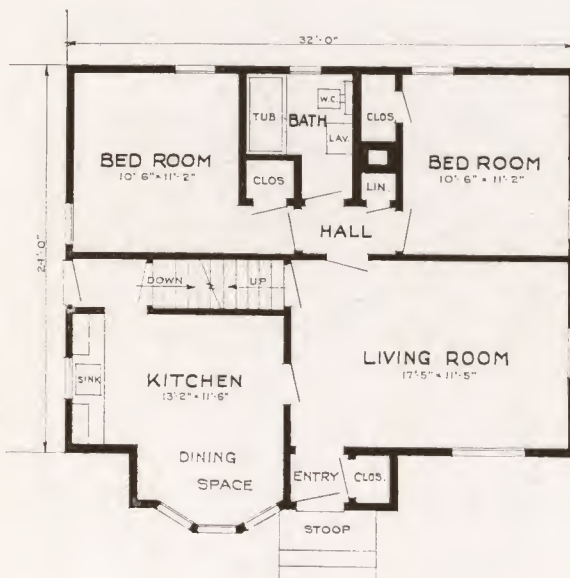
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The Hawley

THIS IS a genuinely functional home with the kitchen its star feature. The sunny bay window makes an ideal setting for cheery meals. The two bedrooms are suitably set at the back. You're protected from unnecessary intrusion by the front entry, while the entrance proper gives good balance to the bay.



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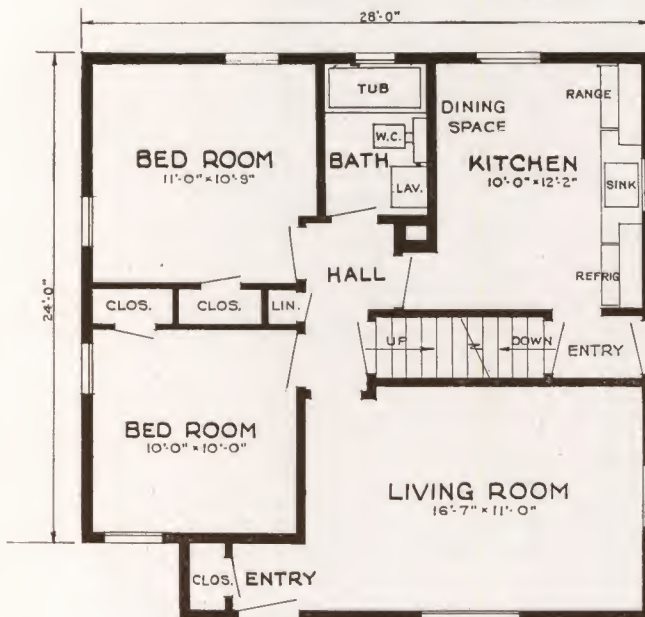
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The Gordon

A TRULY NEIGHBORLY type of house. The handy side entrance and side centralization of all work components in the kitchen enable the active home-maker to see what's going on while she's working. The good-sized living room is removed enough from other parts of the house to serve its real purpose—congenial, undisturbed sociability!



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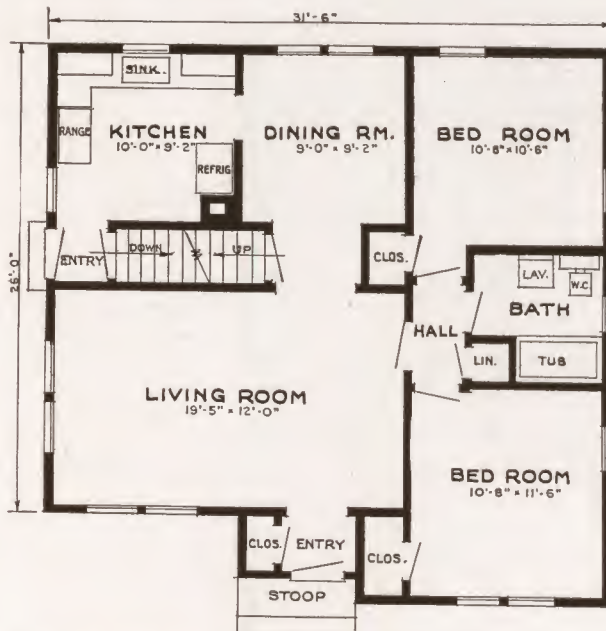
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The Branston

PLANNED for low-cost livability. While various portions of the house are effectively separated, good proportions are preserved throughout. Every inch of space utilized to best advantage. Observe the liberal use of windows giving a light, airy effect to each room.



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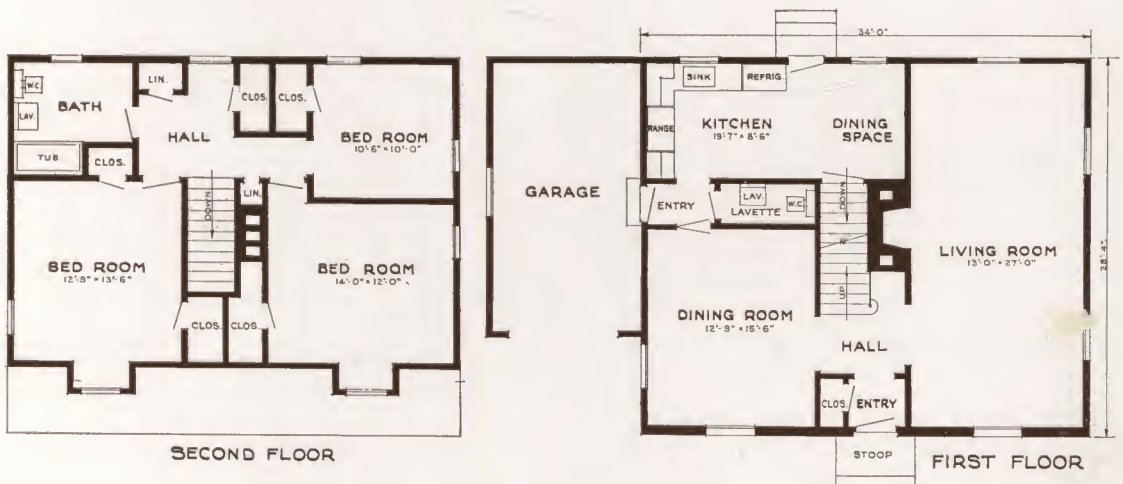
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The Somerville

A PRIZE-WINNER! The arresting features of this two-story dwelling are endless. Numerous windows and a fireplace give the gracious living room unusual depth and serenity. Entrance and front hall protect family and guests from casual callers. Every provision for delightful living.



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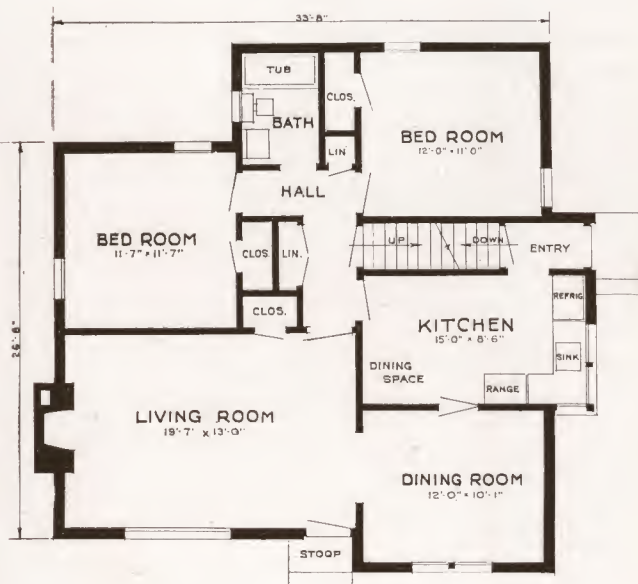
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The Edgemont

SIMPLICITY marks this fine home. One bedroom could easily double as a den. A landscape window and fireplace are living room assets as is the long sidewall, valuable for furniture placement. Notice the cozy dining nook in the kitchen which is of especially good design itself.



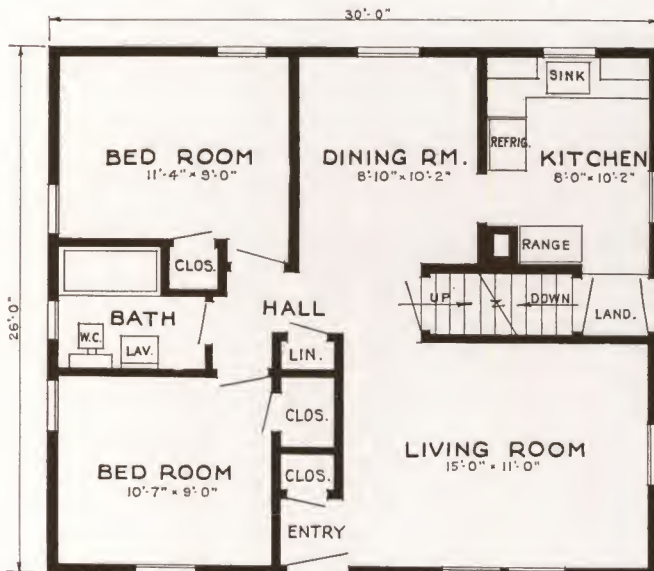
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The Springfield

ALLOWANCE here for picture window in living room if desired. Entry gives a greater privacy from business callers. Compact kitchen. Provision for additional bedroom upstairs. The separate dining room is a find in a dwelling of these dimensions. Of pleasing, substantial design throughout, the Springfield is an easy house to care for.



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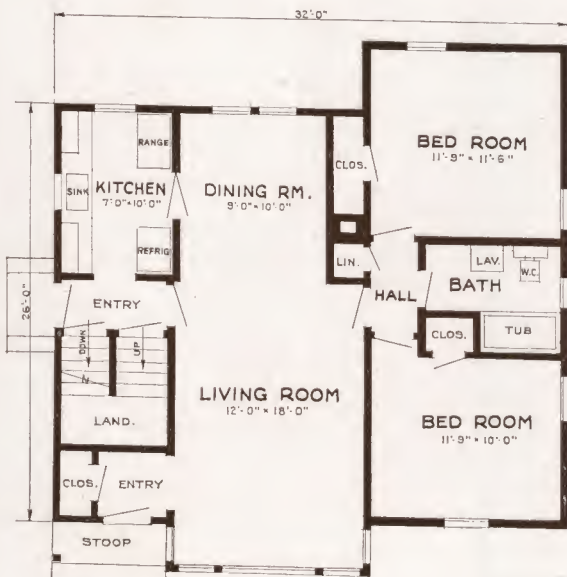
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The Norton

ITS UNIQUE DESIGN makes this one of the outstanding small homes of this period. The undivided living room-dining room area creates an impression of almost incredible spaciousness. The full window front invites dramatic dressing. You'll hear admiring remarks from visitors as long as you live in this house!



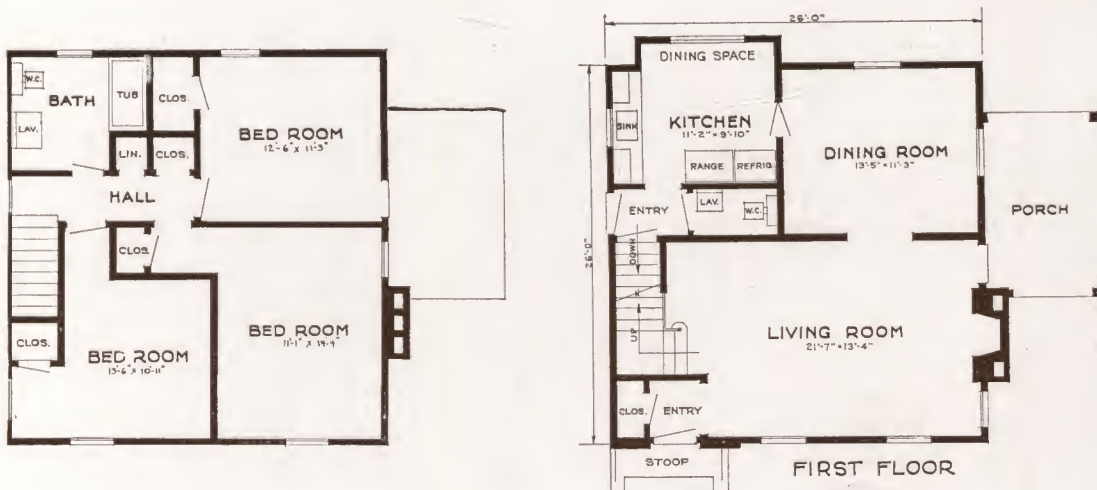
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The Burgess

THE PORCH here will serve as a second living room. The balcony above gives a dignified and decorative tone to this house. Three bedrooms and an unusually generous amount of closet space are other good points. The picture window at the back will frame many a happy breakfast and snack!



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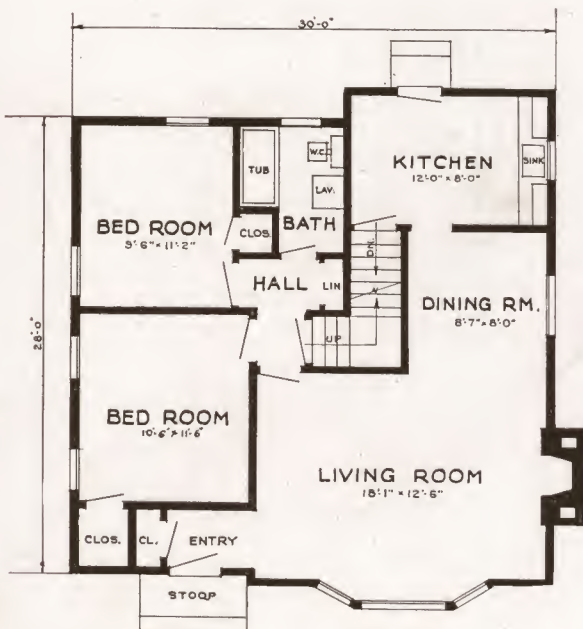
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The Milford

ONE of the most serviceable arrangements imaginable. Living room and dining room preserve their separate characters, even though one flows into the other. The living room enjoys the double attraction of bay window and fireplace. The worth of the separate front entry should never be underestimated.



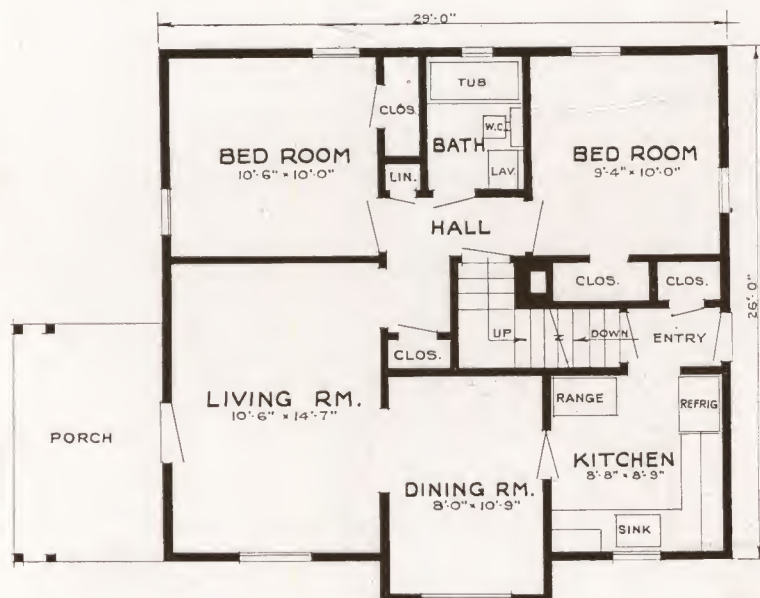
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The Adrian

A COMPACT DESIGN allowing access to bedrooms from back part of house without going through living room. Porch or terrace optional. Note swing back to dining room for gracious entertaining and happy family mealtime assemblies. The porch is sure to find favor with everyone.



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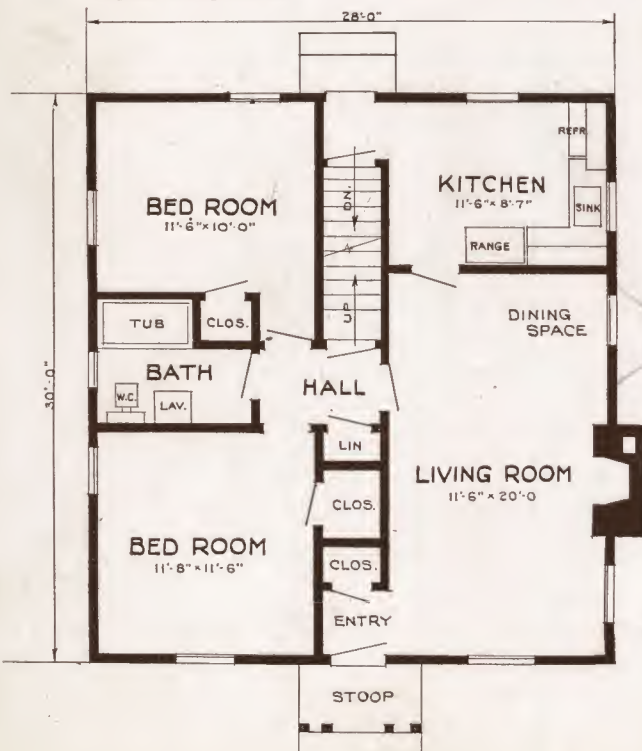
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The York

THE ESSENTIALS of fine living are all provided in this well-designed two-bedroom house. Following the highly approved trend, the living room and dining alcove are built as one unit. Open bookshelves and cupboards surrounding the front living room window would harmonize beautifully with the open fireplace.



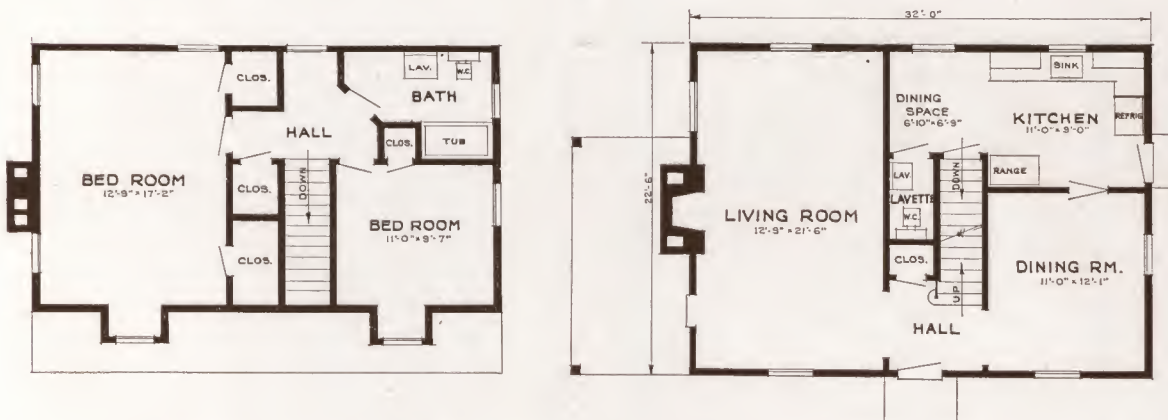
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The Belmont

THE BREAKFAST CORNER in the kitchen, downstairs lavatory, and living room fireplace immediately establish the Belmont as possessing many desirable extras. The terrace off the living room will afford endless hours of leisure time comfort and relaxation. Should you desire it, the master bedroom may also be arranged to include a grate.



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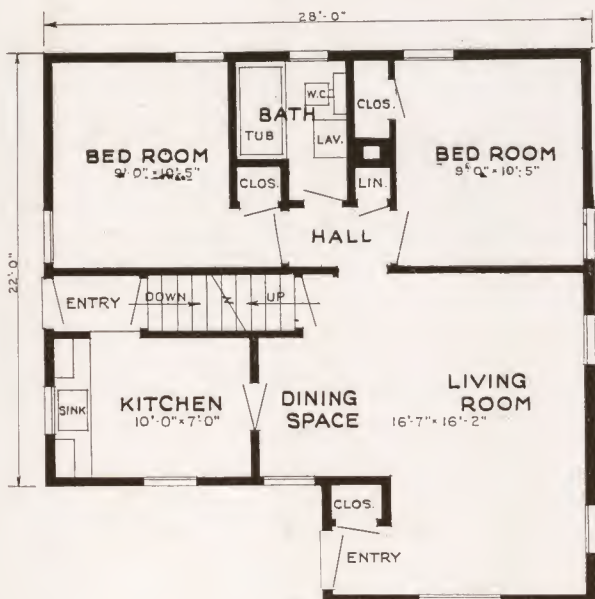
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The Baldwin

HERE AN INTERESTING L-shaped living room and a front kitchen answer the demand for something different. The bedrooms are appropriately placed at the rear. Planned on a modest scale, this home is both practical and attractive. Truly individual, it has all the attributes of permanent worth.



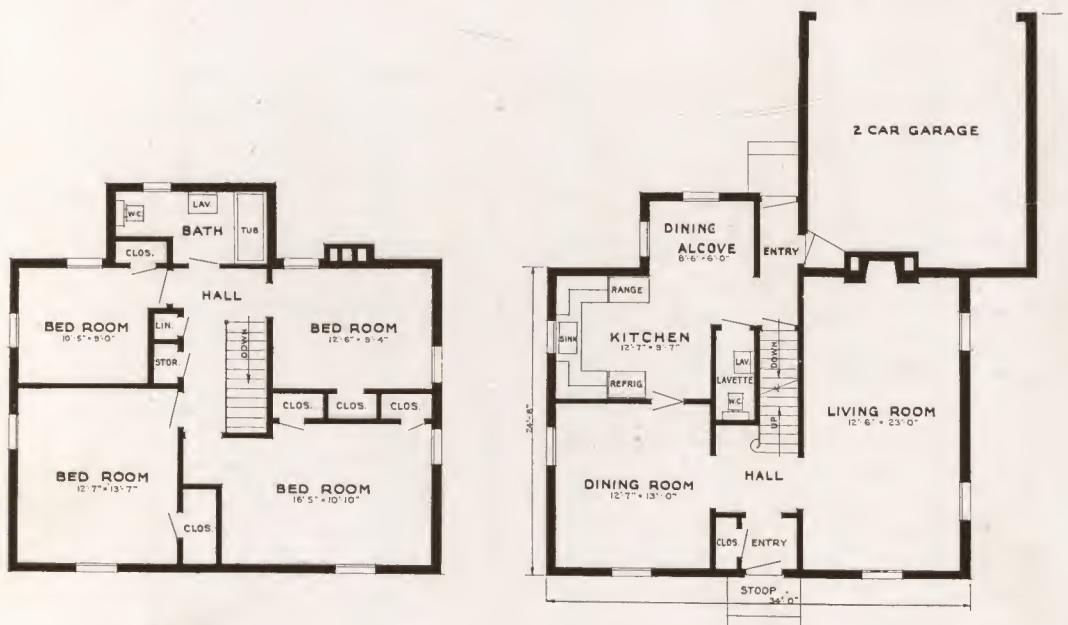
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The Carter

FOUR roomy bedchambers allow for the dream of every woman's heart, a special guestroom. The additional main-floor lavatory is a boon to any family. Many cheery meals can be envisioned in the dining alcove overlooking the garden. The dining room can be reserved for more formal occasions.



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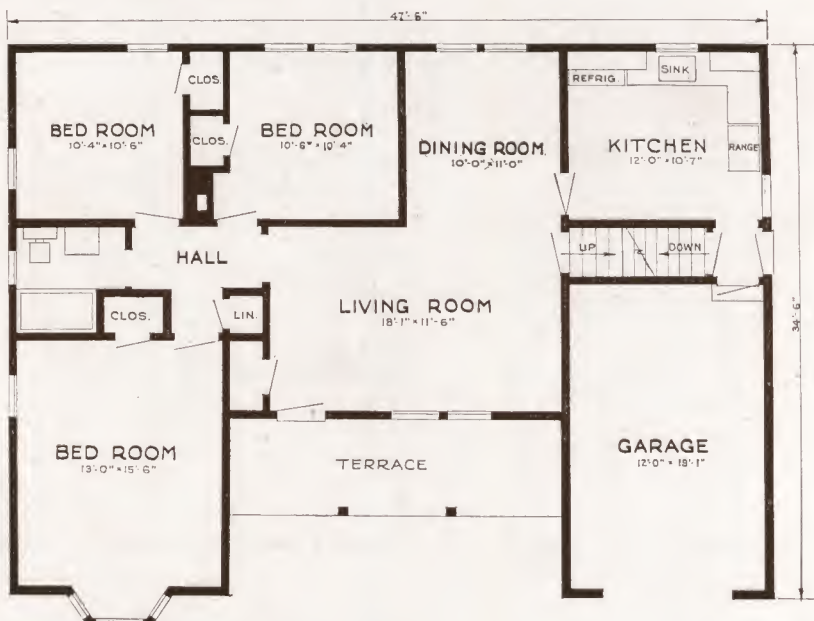
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The Worthington

A BEAUTIFULLY BALANCED three-bedroom home, generously proportioned and cleverly planned to include many notable features. The outdoor terrace for dining and lounging, the master bedroom with the three-unit bay window will instantly endear themselves to the discriminating. Everything you could ask in tasteful design.



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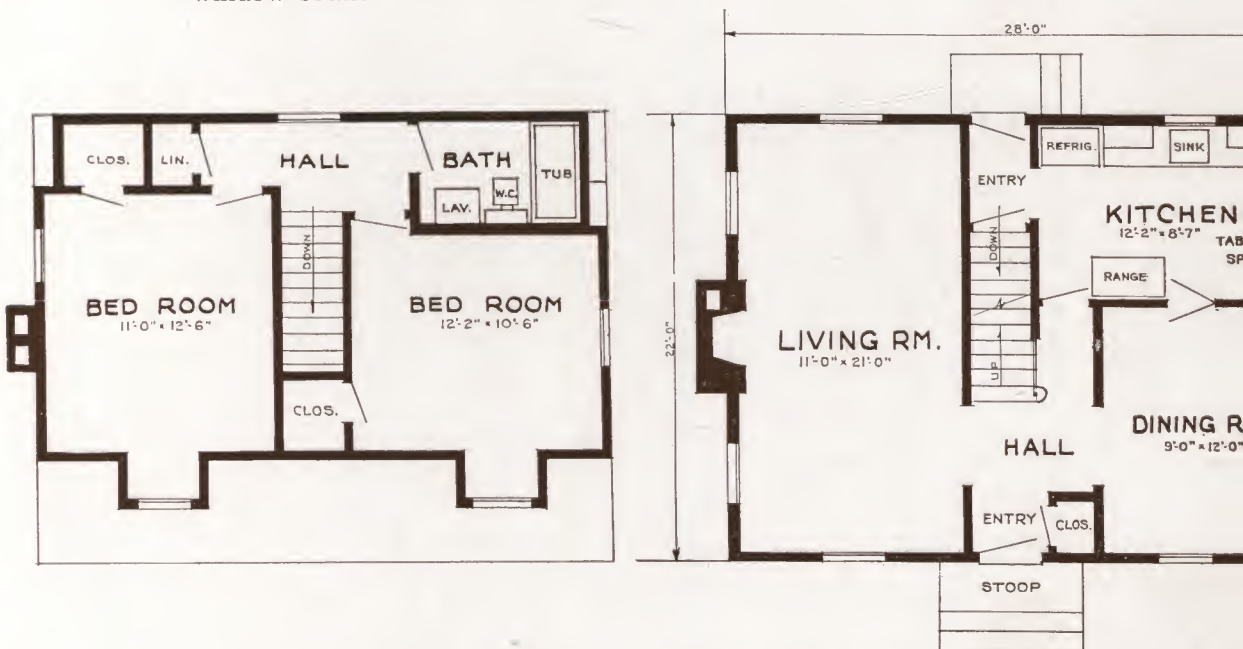
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The Sheridan

THE SHERIDAN offers an unusual amount of livable space. With the entrance as planned, you have a living room completely removed from traffic to stairs or kitchen. Four windows and a fireplace afford additional interest and character to this important room. The bedrooms call for decorative and enjoyable window seats.



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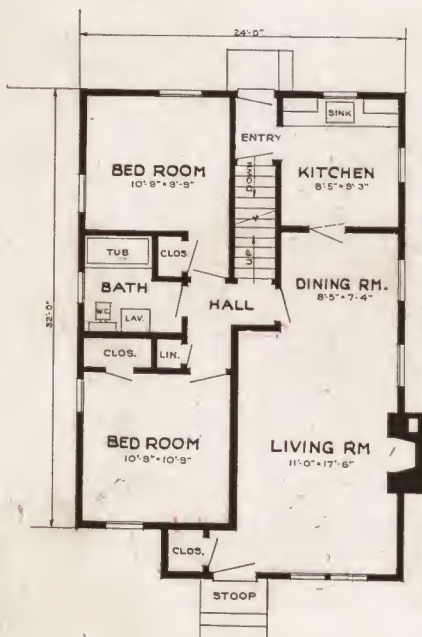
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The Drew

VERY LIVABLE despite its modest proportions. Comfortable and complete, even to the fireplace and second bedroom. Plenty of windows. In line with the ever-increasing demand for small homes, this design is destined for great popularity!



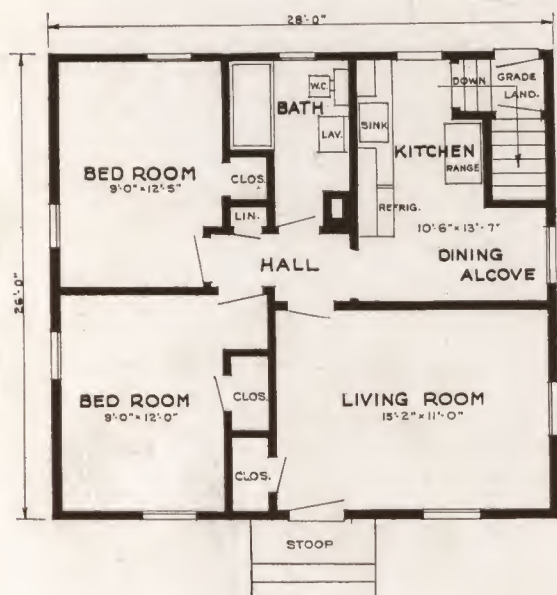
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The Pennock

AN EXCEPTIONALLY fine design in the small home bracket. Back to back kitchen and bath spell true economy of construction. The dining alcove is an invitation to the home-maker with a flair for novel interior decoration. Modernity is the keynote of this plan.



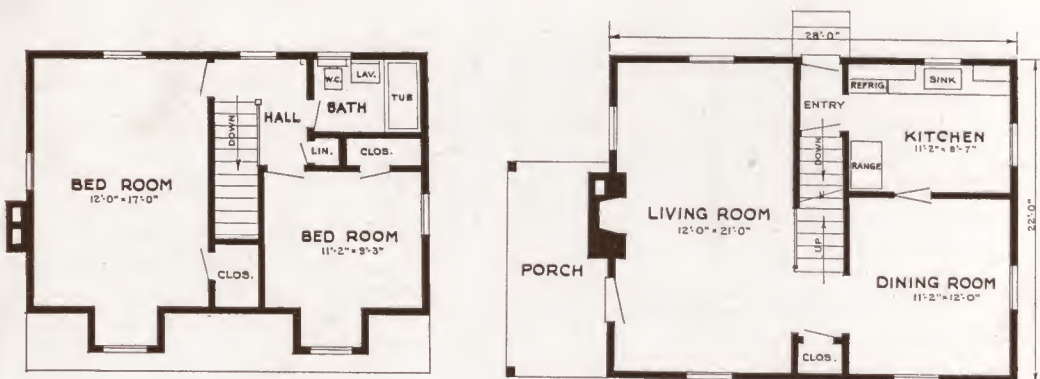
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The Colby

THE LARGE PORCH and living room fireplace are extra reasons for delight in this two-floor home. Upstairs bedrooms removed from other areas assure real repose. They also make an appreciable difference in the cost of heating. A distinctively different style with a pleasing over-all effect.



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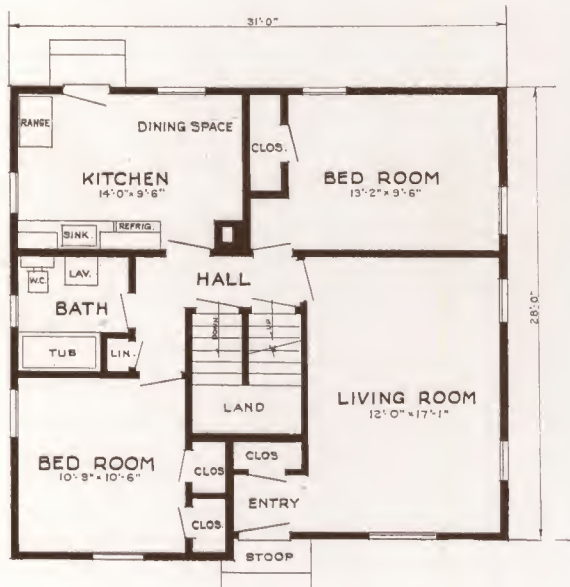
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The Roland

THE BACK BEDROOM here could serve equally well for dining room or den. The discerning will quickly approve the ample closet space and three-windowed living room. See how cleverly the stairs have been coordinated with the rest of the house. Easy to heat, simple to maintain, the Roland is a happy choice for a permanent home!



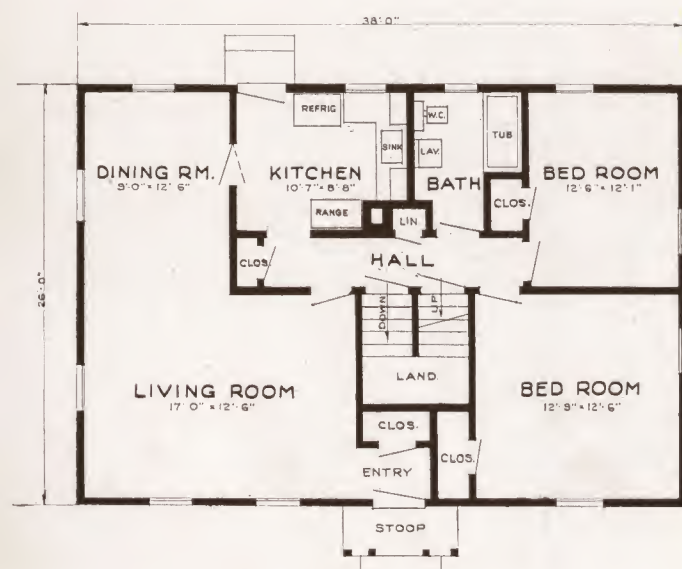
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 When ordering, state if plans are to be reversed.

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The Coburn

DINING may be delegated to an inconspicuous position in this intriguing L-shaped living area. Bedrooms are sufficiently remote from main spheres of activity to be restful retreats. Plenty of closets and windows to attract the practical-minded. Observe the ever-welcome front entry.



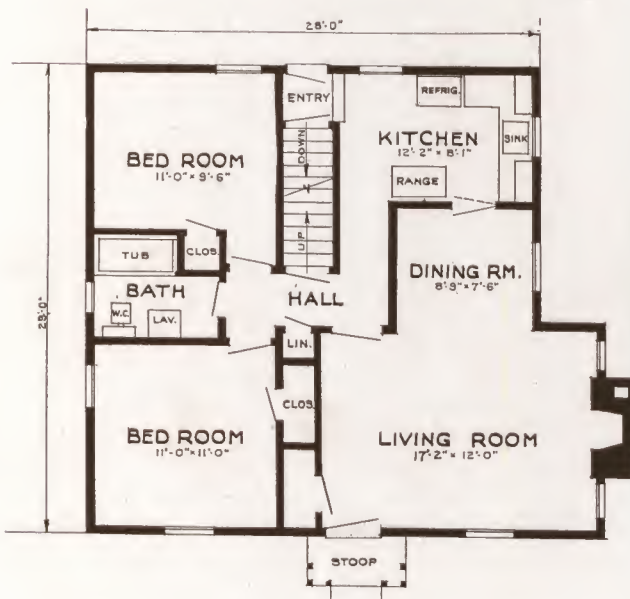
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The Doane

THE SPECIAL CHARM of this plan is the easy flow of the living room, good-sized in itself, into the dining room. The restfulness of this whole arrangement is accented by the fireplace with windows on each side. Cozy and commodious at the same time.



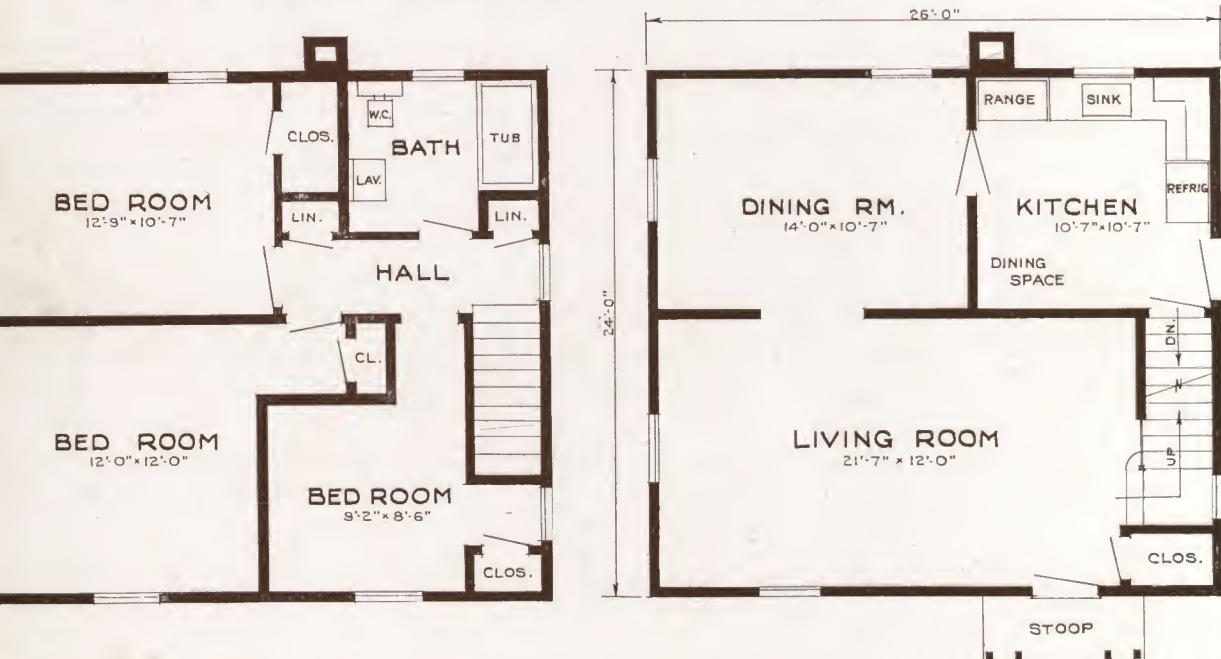
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The Kenwood

THE WALL STAIRWAY is only one space-saving detail of this smartly planned home. The window on the landing contributes to the excellent circulation. Two good-sized sleeping rooms and one smaller one are a surprise in a house of this size. A wise buy for the average family!



Price of one complete set of Plans, Specifications, Lumber and Millwork, List.....\$20.00

Additional sets, each..... 3.00

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The Gibbs

ECONOMICAL HOUSE. Adaptable to stone, brick, clapboard or shingle side-walls. Convenient dining arrangement. Clever alignment of closets. The popular three-unit bay window is a graceful feature of the living room. Ideal for couple or one-child family.



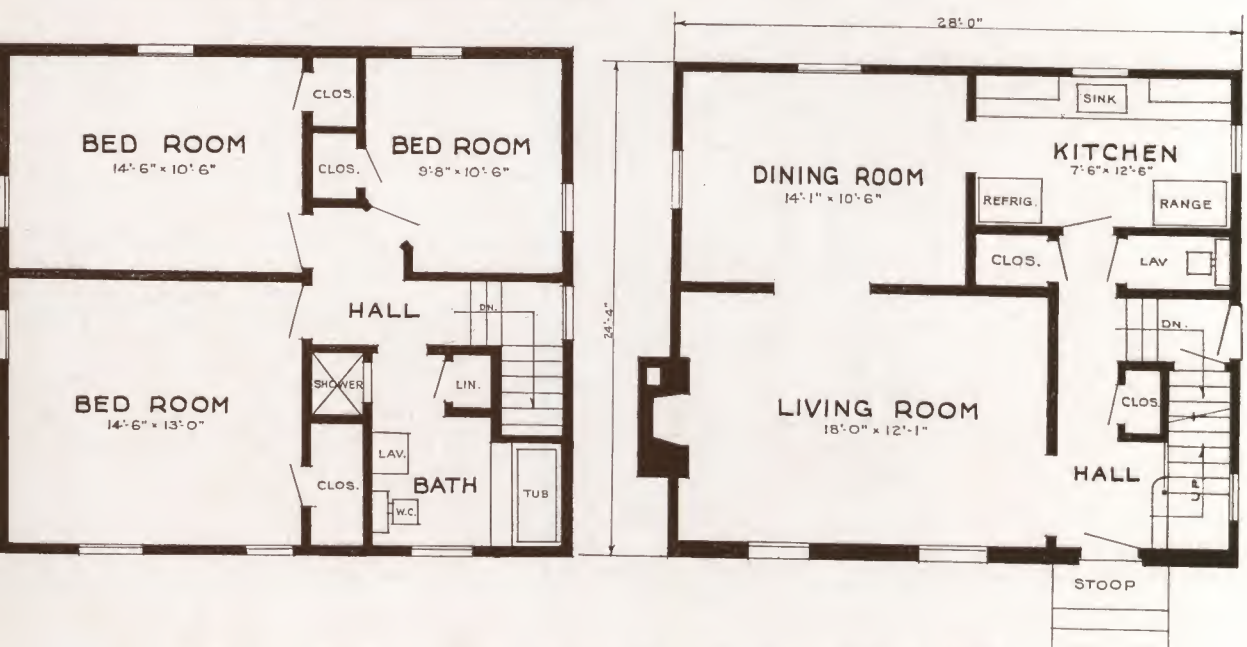
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Additional sets, each. 3.00
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The Greenwood

GOOD architectural details mark the Greenwood. The full hall downstairs is accessible from both entrances, an arrangement you'll be constantly grateful for. The flush front living room with fireplace at one end is universally appealing. Three bedrooms, shower, and downstairs lavatory are other reasons for rejoicing in this commodious design.



Price of one complete set of Plans, Specifications, Lumber and Millwork, List. **\$22.50**

Additional sets, each..... **3.00**

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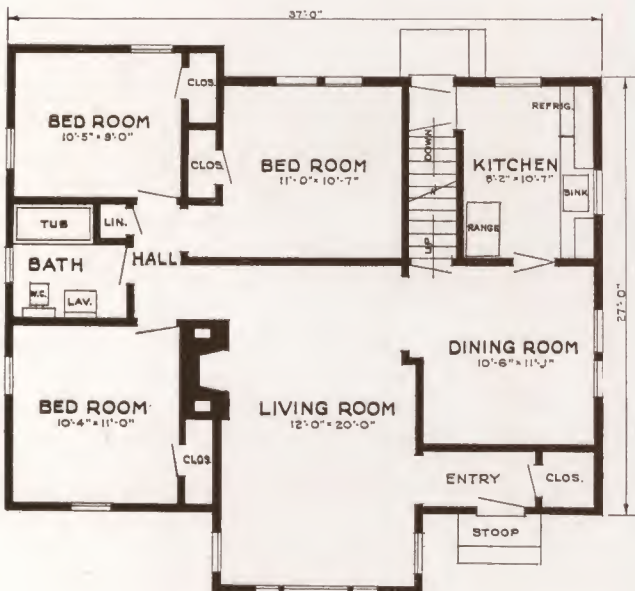
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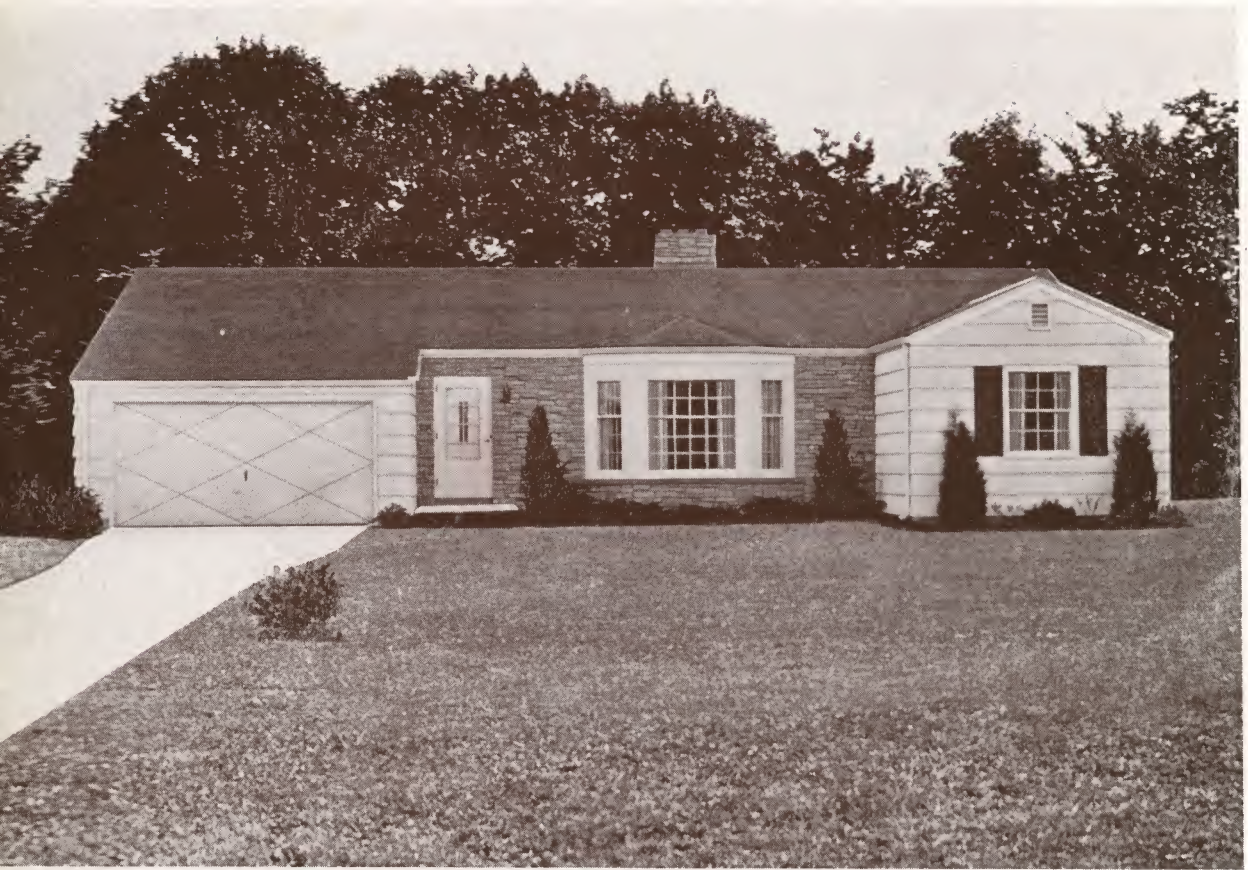
The Rutland

THIS HOUSE earns instant approval for its three bedrooms. The front entry, landscape window, and fireplace are also worthy of attention. The projecting living room is arresting from the street. The Rutland is planned for real living and would be readily salable should you ever desire to dispose of it.



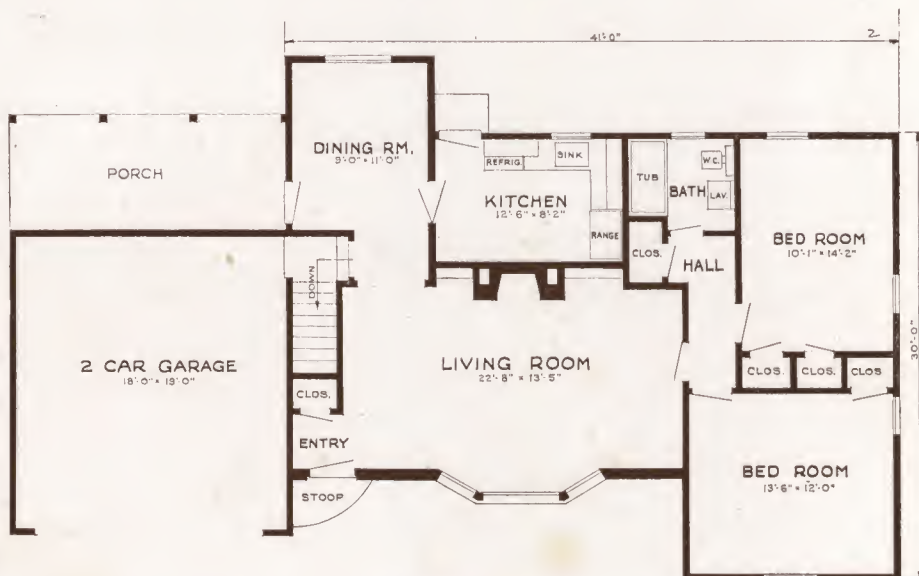
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The Oakland

A SPACIOUS, well-planned home with all the extras particular people appreciate: front entry, generous size living room featuring a pleasant three-unit bay window and fireplace; ample dining room; conveniently accessible porch affording desirable privacy; and two-car garage. Note secluded bedrooms.



Price of one complete set of Plans, Specifications, Lumber and Millwork, List..\$25.00
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